

Office Condo for Sale & For Lease

3368 Bunker Lake Boulevard NW, Andover, MN



FOR SALE & LEASE-OFFICE CONDO



Presented by
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| Property Details |



Property Overview

2-level, corner office condo located seconds from the main intersection in Andover. The property is ideally suited for office or medical office users seeking space that has a welcoming reception area, private offices, and the ability to easily sublease or lease to multiple tenants. The lower level is great for additional storage, or it could be finished for extra office space.

Property Notes

- Ability to be multi-tenanted into 3 units if desired. See floor plan.
- 2007 roof replacement
- Trash, water, sewer, insurance, lawn are split 50/50 with neighboring condo unit.
- Snow removal & parking lot maintenance- responsible for 14% of cost.
- Gas & Electric are separately metered from neighboring condo unit
- Lower level has garden-level windows.
- Lower-level laundry
- **Contract for Deed Financing Available- Below market interest rates!**

Price:	\$499,900 (\$111.09/sf)
Building Size:	Total: 4,500 SF: 2,250 SF main level and 2,250 SF of Garden Level
Units Available for Lease:	Unit #2- 393 RSF: \$900/month Unit #3- 285 RSF: \$650/month Unit #1 and Garden Level- not available for lease- reserved for potential buyer
Year Built:	1999
Parking:	55 off-street spaces
Zoning:	NB- Neighborhood Business
Operating Expenses:	\$10,512 per year
Property Taxes:	\$6,208.23 (2023)

PID#: 32-32-24-41-0060



3368 Bunker Lake Blvd. NW, Andover, MN

| Photos |



Contact: Royce Durhman Mobile: 651-492-2201 Email: Royce.Durhman@KW.com



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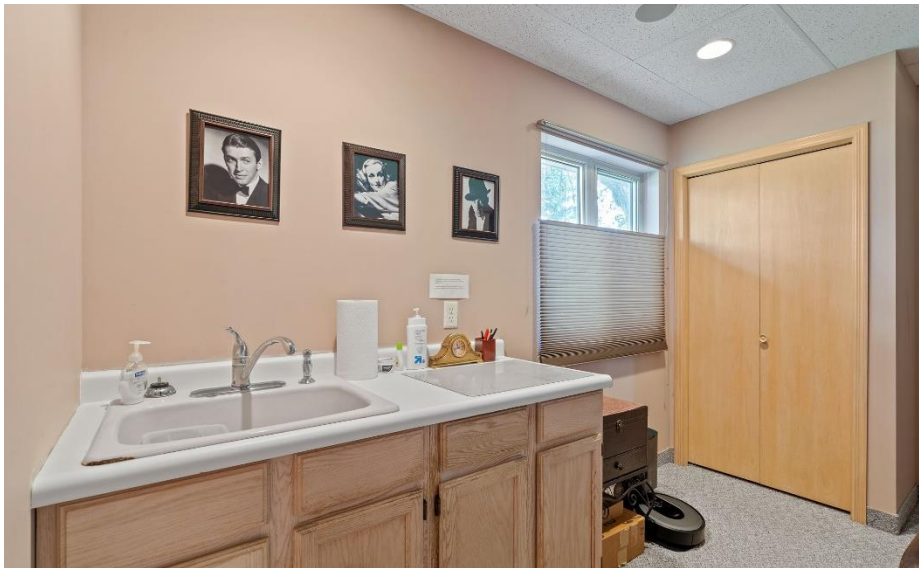


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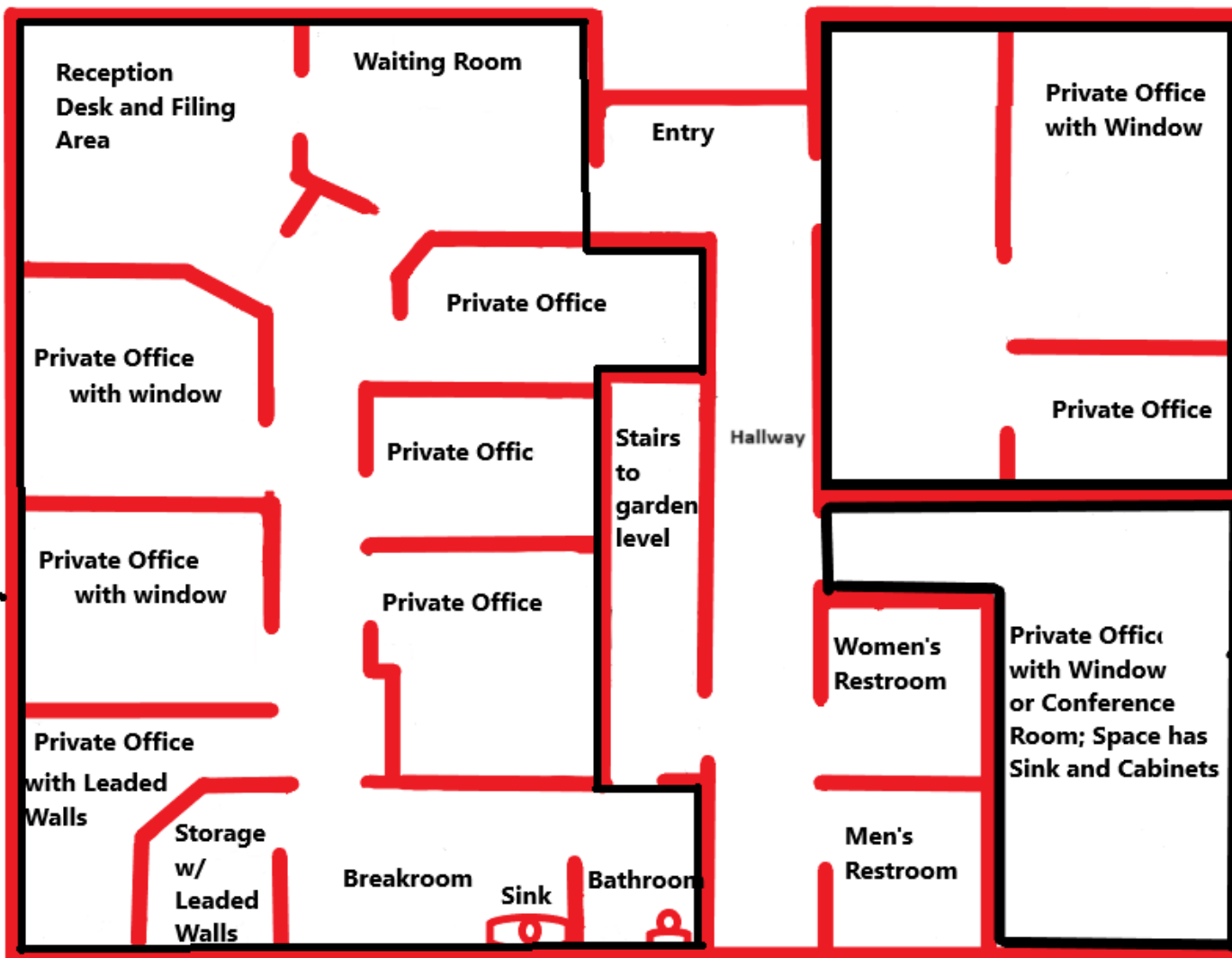


3368 Bunker Lake Blvd. NW, Andover, MN

| Floor Plan |

Main Level Floor Plan:
3368 Bunker Lake Blvd. NW, Andover
Approximately 2,250 Sq. Ft.

Unit #1 Reserved for Buyer. Buyer could occupy Units 1-3 if desired, or lease out Unit #2, Unit #3, or both.



Unit #2
393 RSF
\$900/mo.

Unit #3
285 RSF
\$650/mo.



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Operating Expense Summary

3368 Bunker Lake Boulevard, Andover, MN

Building Operating Expenses	\$/SF/Yr.	Monthly Expense	Annual Expense
Property Taxes	\$ 1.38	\$ 718.58	\$ 8,623.00
Property Insurance	\$ 0.27	\$ 102.83	\$ 1,234.00
Utilities (Water, Gas, Electric)	\$ 0.84	\$ 315.67	\$ 3,788.00
Lawn/Snow	\$ 1.17	\$ 438.25	\$ 5,259.00
Security	\$ 0.09	\$ 34.25	\$ 411.00
Total	\$ 4.25	\$ 1,609.58	\$ 19,315.00



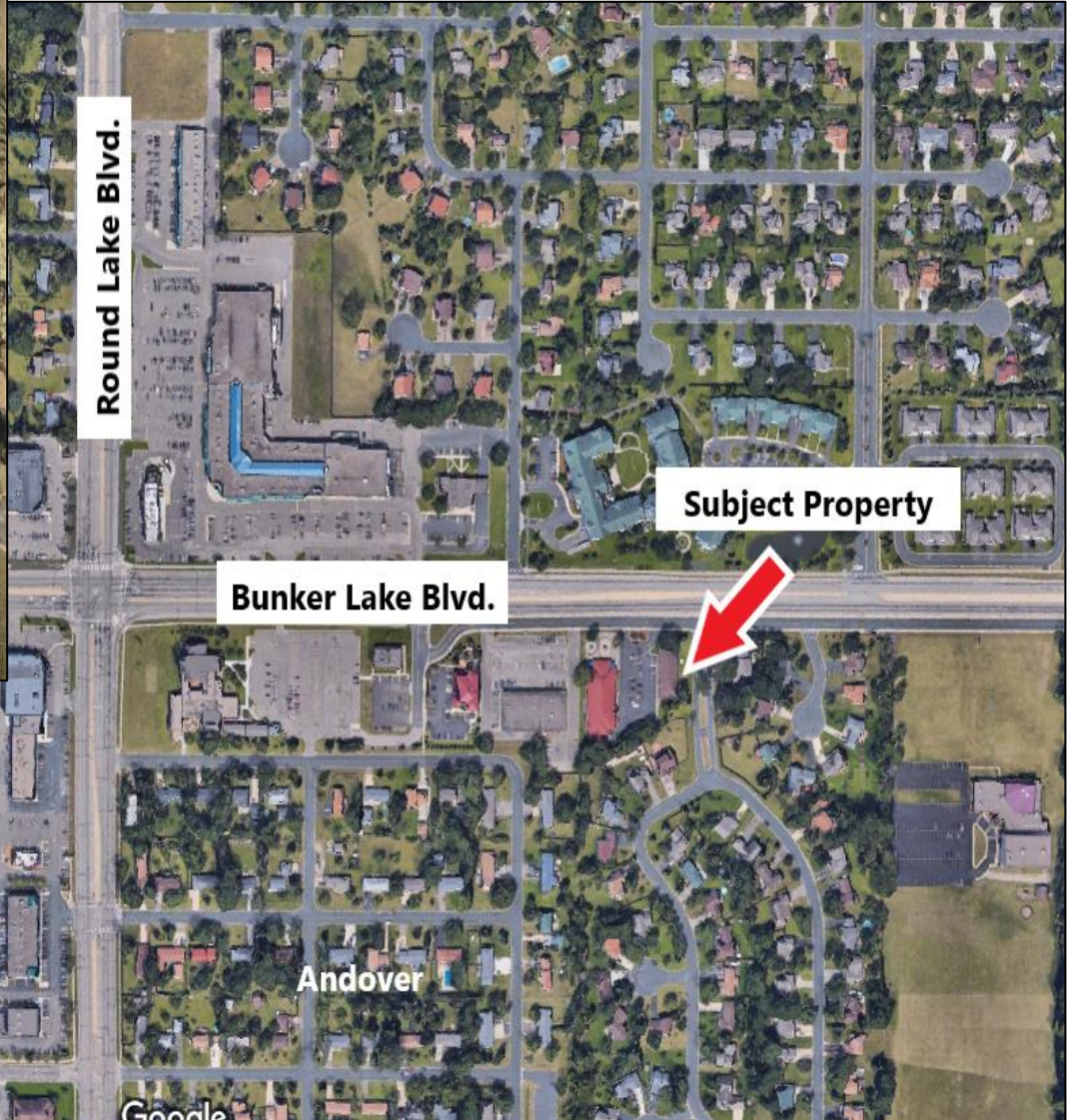
Zoning Permitted Uses

NB Neighborhood Business District: This district is used for retail sales and services in such scale as to serve the surrounding neighborhood needs. Locations for Neighborhood Business districts are typically small plots in close proximity to or surrounded by residential areas. NB zoning districts do not require frontage on an arterial roadway and can be served by local and collector streets. However, this district shall not be served exclusively by local streets. This district's location shall provide sufficient space for buffering from less intense uses. (Amended Ord. 314 10-4- 2005)

Permitted Uses:

- Barbershops and beauty salons
- Commercial recreation, indoors
- Daycare centers
- Financial institutions
- Medical and dental clinics
- Professional studios
- Repair services
- Retail trade and services
- Public utility uses for local service
- Continuation operation of a business
- Offices
- Publicly owned and operated property

| MAPPING |



- Located seconds from the main intersection of Bunker Lake Blvd. and Round Lake Blvd, and 20 minutes north of the Twin Cities metro.



3368 Bunker Lake Blvd. NW, Andover, MN

Demographics

DEMOGRAPHIC SUMMARY

3368 Bunker Lake Blvd NW, Andover, Minnesota, 55304

Ring of 3 miles

KEY FACTS

59,783

Population

40.3

Median Age



22,538

Households

\$76,168

Median Disposable Income

EDUCATION

4.8%

No High School Diploma



25.6%

High School Graduate



38.4%

Some College/ Associate's Degree



31.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$95,484

Median Household Income



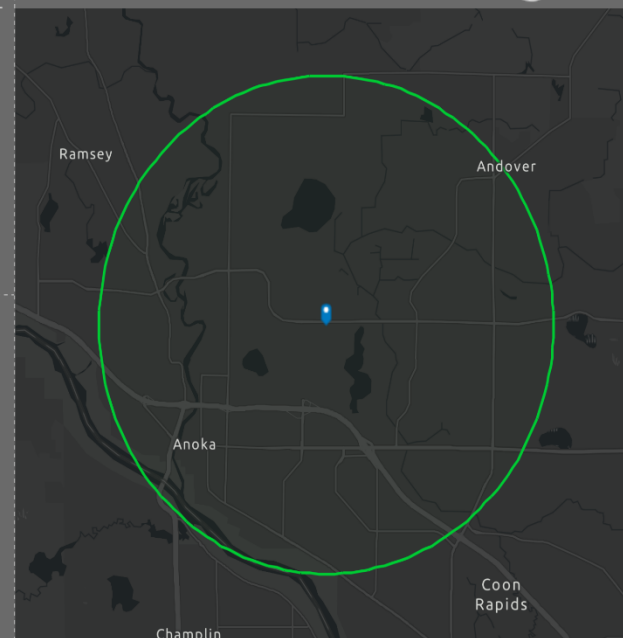
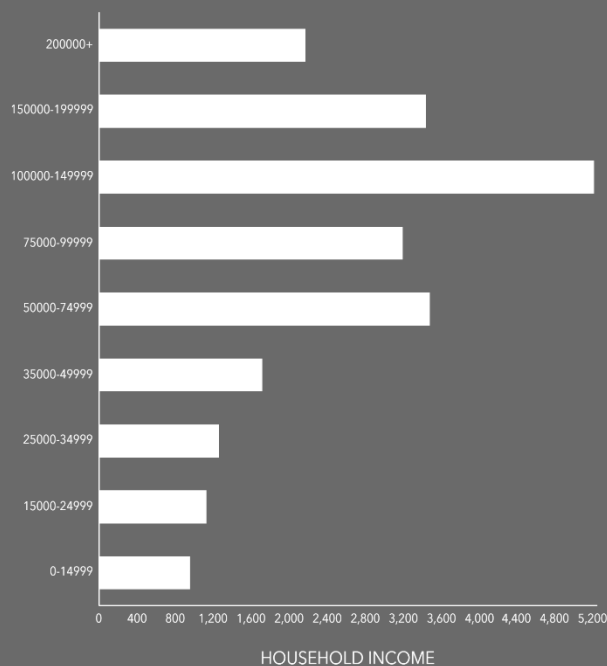
\$43,602

Per Capita Income



\$336,494

Median Net Worth



EMPLOYMENT



White Collar

67.7%



Blue Collar

22.6%



Services

13.4%

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

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